083.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	618,300 / 618,300
					USE VALUE:	618,300 / 618,300
					ASSESSED:	618,300 / 618,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWNEY PAUL J JR--ETAL
Owner 2:	DOWNEY ROSEMARIE
Owner 3:	
Street 1:	21 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,296 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Clapboard Exterior and 1482 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3296.000	254,500	600	363,200	618,300
Total Card	0.076	254,500	600	363,200	618,300
Total Parcel	0.076	254,500	600	363,200	618,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.21 | /Parcel: 417.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51650

GIS Ref

GIS Ref

Insp Date 10/19/18

!6734!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,500	600	3,296.	363,200	618,300	618,300	Year End Roll	12/18/2019
2019	101	FV	210,200	0	3,296.	358,000	568,200	568,200	Year End Roll	1/3/2019
2018	101	FV	210,200	0	3,296.	275,000	485,200	485,200	Year End Roll	12/20/2017
2017	101	FV	210,200	0	3,296.	259,400	469,600	469,600	Year End Roll	1/3/2017
2016	101	FV	210,200	0	3,296.	238,700	448,900	448,900	Year End	1/4/2016
2015	101	FV	198,500	0	3,296.	223,100	421,600	421,600	Year End Roll	12/11/2014
2014	101	FV	198,500	0	3,296.	205,500	404,000	404,000	Year End Roll	12/16/2013
2013	101	FV	198,500	0	3,296.	205,500	404,000	404,000		12/13/2012

PRINT

Date	Time
12/10/20	21:27:35

LAST REV

Date	Time
07/22/19	11:02:43
apro	
6734	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12820-377		7/1/1975		35,500	No	No		N

USER DEFINED

Prior Id # 1:	51650
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2014	1465	Re-Roof	9,300					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	Meas/Inspect	372	PATRIOT
2/17/2000	Inspected	276	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3296		Sq. Ft.	Site		0	70.	1.57	6									363,216						363,200	

Total AC/HA: 0.07567 | Total SF/SM: 3296 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 363,216 | Spl Credit | Total: 363,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	1 - Plywood	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00222647
Adj $ / SQ:	169.126
Other Features:	74300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368902
Depreciation:	114359
Depreciated Total:	254542

COMMENTS

OF = SINK IN BMT. PDAS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

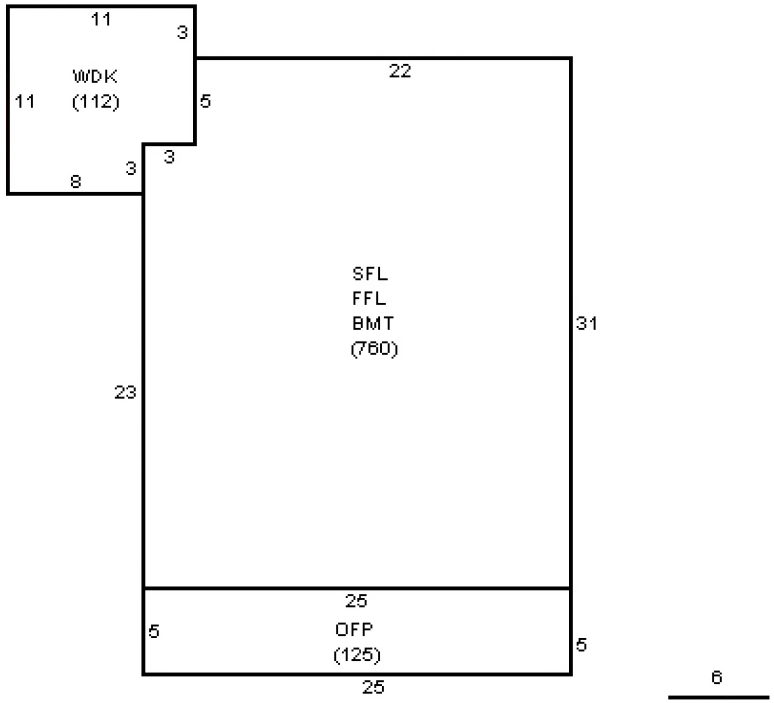
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	169.13
Special Features:	0	Val/Su Net:	102.66
Final Total:	254500	Val/Su SzAd	171.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	760	50.740	38,561
FFL	First Floor	760	169.130	128,536
SFL	Second Floor	722	169.130	122,109
OFP	Open Porch	125	29.770	3,721
WDK	Deck	112	14.960	1,676

Net Sketched Area: 2,479 | Total: 294,603

Size Ad 1482 | Gross Are 2517 | FinArea 1482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X18	A	FR	2000	4.33	T	19	101			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600

IMAGE

AssessPro Patriot Properties, Inc